

WHITEWALL HOUSE & STABLES

NORTON, MALTON, NORTH YORKSHIRE, YO17 9EH

CUNDALLS

EST 1860



WHITEWALL HOUSE & STABLES

NORTON
MALTON
NORTH YORKSHIRE

Malton 1 mile, Pickering 10 miles, York 18 miles, Beverley 28 miles, Whitby 40 miles Leeds 45 miles (All distances approximates)

DEVELOPMENT OPPORTUNITY: A SUBSTANTIAL FINE GRADE II LISTED PERIOD HOUSE AND COMPACT HISTORIC FORMER RACING YARD WITH THE BENEFIT OF LISTED BUILDING AND UNRESTRICTED FULL PLANNING CONSENTS FOR 8 RESIDENTIAL BARN CONVERSIONS

Whitewall House and Stables are a compact former racing yard in an attractive elevated position on the southern edge of Norton and comprises a substantial 8 bedroom period house, up to 25 loose boxes and stores and in all, situated in 0.8 acres. The property now has the benefit of Listed Building and Unrestricted Full Residential Planning Consent for the conversion of the house and stable buildings to form 10 unique residential dwellings and thus offers opportunities for residential, holiday cottage, development and equestrian purchasers.

- **House:** A substantial Grade II Listed period house with many sensitively restored original historic classical features. The house will benefit from modernisation and comes with consents to reconfigure to reflect contemporary family residential requirements, including the conversion of 2 bedrooms to form additional bathrooms, and develop into a fine family home with the option of separate potential annex accommodation.

- **Planning:** Listed Building and Unrestricted Full Planning Consents for re-development of the site to form up to 10 unique and historic dwellings, by conversion of the house into 2 units and a further 8 units as residential barn conversions, with garden amenity and private parking.

- **Buildings/Stables:** The traditional buildings amount to around 10,000 sq. ft. on 2 floors, including 25 loose boxes and variety of ancillary buildings with historic features and were previously utilised as a commercial racing yard.

- **Land:** In all, around 0.8 acres comprising the house, buildings/stables and outdoor arena.

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

LOT 1: House, annexe area & barn with planning in around 0.21 acres. Guide Price: £450,000
LOT 2: Stable yard with planning consent for 7 residential units: Guide Price: £249,950

DESCRIPTION / BACKGROUND

Whitewall House and Stables comprise a substantial fine period house (Grade II Listed) and compact historic former racing yard. As currently configured, the property is composed of a substantial 8-bedroom period house/annex with original features and up to 25 loose boxes, stores, office, and equine associated ancillary buildings including; blacksmith's forge, yard office, tack and best tack rooms and a compact outdoor arena, situated in 0.8 acres. The property now has the benefit of LBC/Unrestricted FRPC for the conversion of the house and stable buildings to form 10 unique historic residential dwellings with private parking and garden amenity. The original and larger scale Whitewall Stables were established by John Scott, the "Wizard of the North" who dominated racing during the 19th Century and held the record for Classic winners from Whitewall until some 20 years ago. Whitewall Stables was divided into its current configuration over 40 years ago by the late Frank Carr.

Until recently, Whitewall House and Stables were a licensed racing premises, and for over 200 years was well known nationally throughout the racing community and local area for their racing heritage and individuality; parts of Whitewall House date back to the 1600s and the main house and oldest stables were originally established as a coaching house and these stables retain their original classical configuration.

The property now has the benefit of Listed Building Consent under Ref No: ZE25/00726/LBC and Unrestricted Full Residential Planning Consent in place under Ref No: ZE25/00725/FUL, both subject to conditions, for re-development of the site to form up to 10 unique and historic dwellings, by conversion of the house into two units and a further 8 units as residential barn conversions.

LOCATION

Whitewall House and Stables is situated in a quite rural position in open countryside, accessed off a public highway before leading onto a private driveway. The property rises up Whitewall Hill, an attractive elevated position on the southern rural edge of Norton, Malton, at the edge of the Yorkshire Wolds, with views to the North York Moors and is ideally placed for those seeking proximity to both and popular destinations such as Castle Howard (8 miles) and the wealth of beautiful countryside across the area, as well as the wide range of amenities presented by Malton, Pickering and York. The property is close to Malton and the wide variety of bridleways, so is ideal for those seeking a base for equine pursuits as well as being a popular area for cycling enthusiasts.

Malton is a thriving market town situate between the historic City of York (18 miles) and Scarborough (25 miles) near the A64 giving fast road links to Leeds and the M1/A1/M62 motorway networks. There are a wide range of services and amenities including restaurants, shops and highly rated state and independent schools available in Malton and the City of York and across the county. Malton railway station (1 mile) provides links to York's East Coast mainline station, which has regular direct lines to London and Edinburgh in under 2 hours, and Leeds and Manchester in under 1 hour.

The Malton/Norton area is well renowned as a leading centre for the breeding, training and racing of thoroughbred racehorses with centralised training facilities available nearby including the Langton Wold gallops which are available on a day use basis, and the Highfield gallops situated close to the property; the gallops provide a variety of all-weather and turf gallops and schooling grounds.





WHITEWALL HOUSE

Whitewall House, the principal residential accommodation at the property, is an imposing Georgian period house constructed of rendered brick under a slate roof and is Grade II Listed.

The house was originally a coaching house, and the principal rooms have been sensitively renovated in the last 25 years. The house will benefit from modernisation and updating to parts, and the LBC/Unrestricted FRPC offers the potential to develop this well-proportioned and light-filled house with an array of original features such as original 12-pane pitch pine sash windows; original fireplaces in every bedroom and elegant fireplaces in the principal reception rooms; and original cornicing and floorboards in many of the principle rooms. The Consents permit installation of a magnificent kitchen breakfast room in the 23 ft south-facing room which runs the width of the house alongside the terrace, and which has been rewired for this purpose.

This characterful and unique house has the beautiful and classically proportioned formal rooms across the 3 floors at the front of the property. The LBC/Unrestricted FRPC permits the current 8-bedroom/2- bathroom ratio to be reconfigured to 6 bedroom/4 bathrooms within the main house without carving up the balanced proportions of any of the bedrooms, to create a substantial and well-proportioned family home. The south-facing original York stone terrace provides sheltered and private additional summer relaxation and entertaining opportunities, between the house and the turfed garden.

Overall, the house provides more than 6,300 sq ft of accommodation arranged over 3 floors plus 2 cellars, including 8 bedrooms/indoor offices and large, flexible formal reception rooms, with a c. 500-year-old service wing/annex to the rear of the property, integrally linked to the main house. The annex, which requires considerable renovation, is also packed with original features such as pitch pine windows and shutters in the principal room, tiled floor, original encased staircases, an inglenook fireplace and original sink in the scullery. A historic bakehouse is accessed from the southern garden terrace.

The ground floor of Whitewall House has a generously proportioned formal drawing room, dining room and reception hall, with a wealth of period features, including original fireplaces, large sash windows and elegant ceiling cornicing. To the rear south-facing aspect there is a light filled 23ft kitchen/breakfast room with substantial double sash windows either side of the fireplace, and there are a utility/storeroom and lavatory. 2 cellars provide further space for home storage and appliances and are ideal for wine storage. The LBC/Unrestricted FRPC permit rearrangement of the utility/downstairs lavatory/cloakroom facilities around the kitchen/breakfast room.

In all there are up to 8 bedrooms arranged across the 1st and 2nd floors, which have spacious landings, and including what are currently used as a 1st floor office and laundry room with the hot water tank enclosed in an original pitch pine airing cupboard across one wall. Both the 1st and 2nd floors have family bathrooms and additional lavatories. The LBC/Unrestricted FRPC permit conversion of a bedroom to bathroom on each of the 1st and 2nd floor to reflect modern family living expectations. A 2nd staircase, accessed from the kitchen, leads to the west end of the 1st and 2nd floors and a further staircase joins the east end of the 1st and 2nd floors.










BUILDINGS & PLANNING CONSENT

To the immediate southwest of the house is a range of a substantial range of stables/outbuildings and original coach house stables, which are a mixture of single and 2 storey buildings.

The ground floors comprise stable accommodation and the upper floors are utilised as hayloft and feed stores. Overall, there is around 10,000 sq ft of floorspace currently providing 25 boxes over 10 buildings, which include a tack room, washroom, stables office, a former blacksmith's workshop, many full of original features, and yard lavatory. To the southeast, an enclosed compact outdoor arena lies situated in walled grounds.

The property now has the benefit of Listed Building Consent under Ref No: ZE25/00726/LBC (Status: Approval 16/12/2025) and Unrestricted Full Residential Planning Consent in place under Ref No: ZE25/00725/FUL (Status: Approval 16/12/2025), both subject to conditions, for re-development of the site to form up to 10 unique and historic dwellings, by conversion of the house into 2 units and a further 8 units as residential barn conversions. Both the whole site and House/Annex/Holiday Cottage unit of Lot 1 and the individual Cottages and Apartments within Lot 2 present excellent income earning opportunities and lend themselves ideally to purchasers wishing to purchase a combination of residential and income-earning holiday accommodation.

The approved plans permit Whitewall House to be separated as a dwelling from the Annex to create 2 separate residential units of 6 and 2 bedrooms respectively. The approved plans show that the buildings within the "Stables" area of the property can be developed to provide a detached 3-bedroom barn/cottage conversion, four 2-bedroom barn/cottage conversions, 2 ground floor 2-bedroom apartments and 2 x 1st floor 2-bedroom apartments. Each residential unit will be unique, with original heritage characteristics reflecting the rich equine history of Whitewall Stables. The Apartment units will share a common outdoor amenity within the enclosed development area, while Whitewall House, Annex and the Cottage residential barn conversions will each have private grassed amenity and direct access to the private parking area which will be created in the area occupied by the compact outdoor arena to the east of the stable buildings.

Overall, the approximate size and layout would be as follows:

Unit	Description	Sq Ft	Sq M	Bedrooms	Bathrooms	WC	Amenity	Parking
1	Farriers/Stable cottage	1528	142	3	2	1	East	2
2	2 bed cottage (top of yard)	1668	155	2	2	1	East & West	2
3	2 bed cottage (middle of yard)	1495	139	2	2	1	East	2
4	2 bed flat (ground)	1022	95	2	2	0	Shared East/South	2
5	2 bed cottage (bottom of yard)	763	71	2	2	0	East	2
6	2 bed flat (ground)	753	70	2	2	0	Shared East/South	2
7	2 bed flat (first floor)	958	89	2	2	0	Shared East/South	2
8	2 bed flat (first floor)	753	70	2	2	0	Shared East/South	2
9	Main house	5682	482	6	4	3	Terrace & South	3
10	Annex cottage	1594	148	2	1	0	East	2
TOTAL		16216	1461	25	21	7		23







Proposed Unit 04 + 08 Side Elevation (07) Scale 1:100

Proposed Unit 04 + 07 Main Elevation (08) Scale 1:100

Proposed Unit 06 + 08 (09) Side Elevation Scale 1:100

Proposed Unit 04 + 07 (10) Side Elevation Scale 1:100

Proposed Unit 06 + 08 and Bins and Cycle Store Main (11)

Proposed Bins and Cycle Store Main Elevation (12)

Proposed Key Plan Scale NTS









GENERAL INFORMATION - REMARKS & STIPULATIONS

PLANNING PACK & HERITAGE REPORT

A planning pack and heritage report with full planning consents, architects' drawings and surveys is available from the selling agents and can be forwarded via email upon request.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. We are not aware of any rights of way over the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

The property plan on page 11 is a proposed indicative split if sold as two lots. However, the boundaries will be to determine between vendor and purchaser and in the event the property is sold as two lots, please note there will be reciprocal rights of access between both lots over the access points to the east and west off Whitewall.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole or in up to two lots, see attached plan for lotting options. Interested parties or those with queries should contact either Tom Watson FRICS or Stephen Dale Sunley on 01653 697 820 or email: tom.watson@cundalls.co.uk / stephen.dale-sunley@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric, water and drainage. Gas central heating.
Planning:	North Yorkshire Council Planning Authority
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Malton: 01653 697 820
Postcode:	YO17 9EH
EPC:	Whitewall House Band E.
Council Tax &	Whitewall House Council Tax Band F.
Business Rates:	Ratable Value £11,000p.a (qualifies for small business relief.)
AML:	Under AML Regulations buyers will need to provide their full proof of identification and proof of funds.
What3Words:	symphony.parsnip.tumble
CGI Imagery:	CGI North – Architectural Visualisation

NOTICE

Details prepared May/June 2026 All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





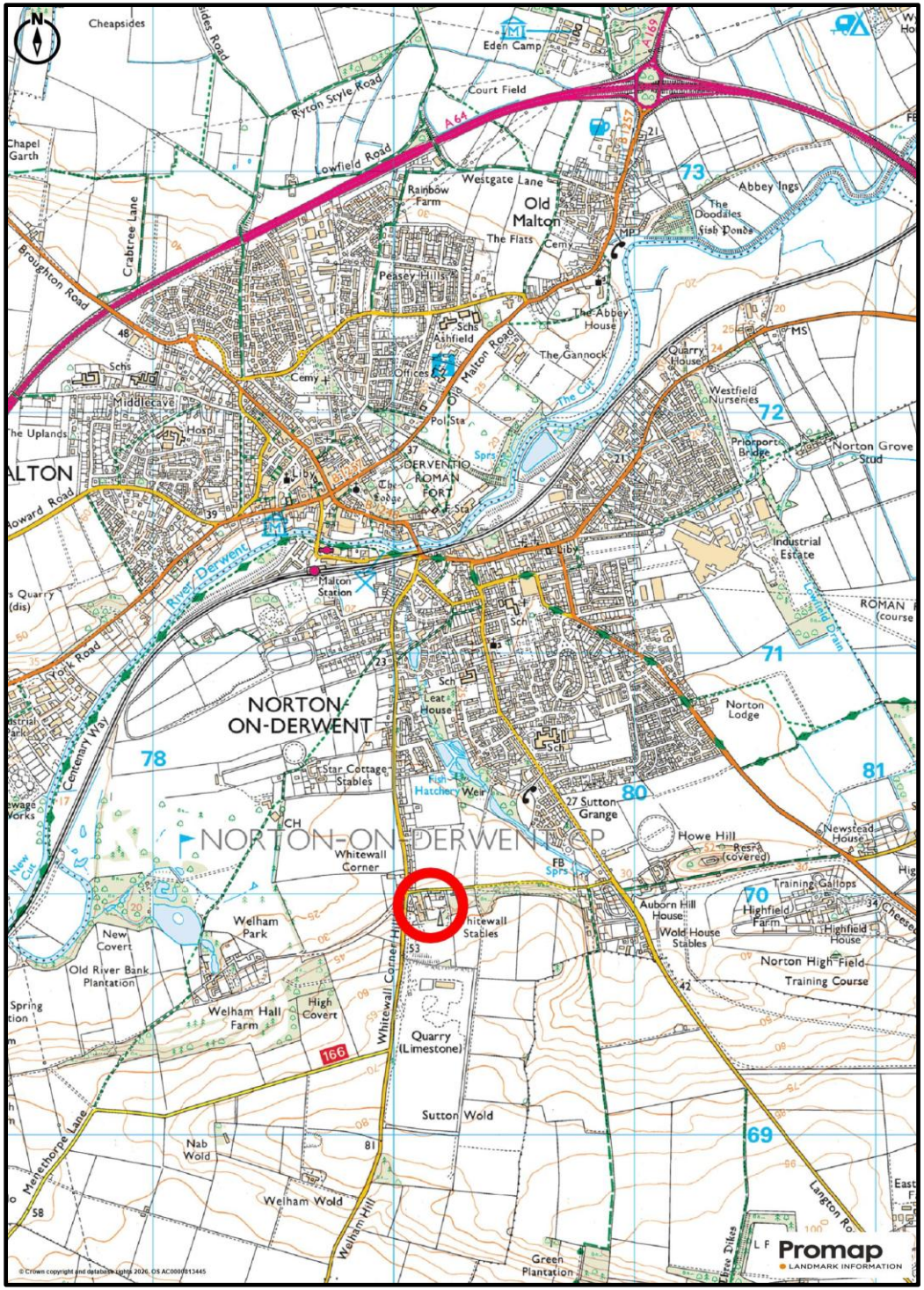
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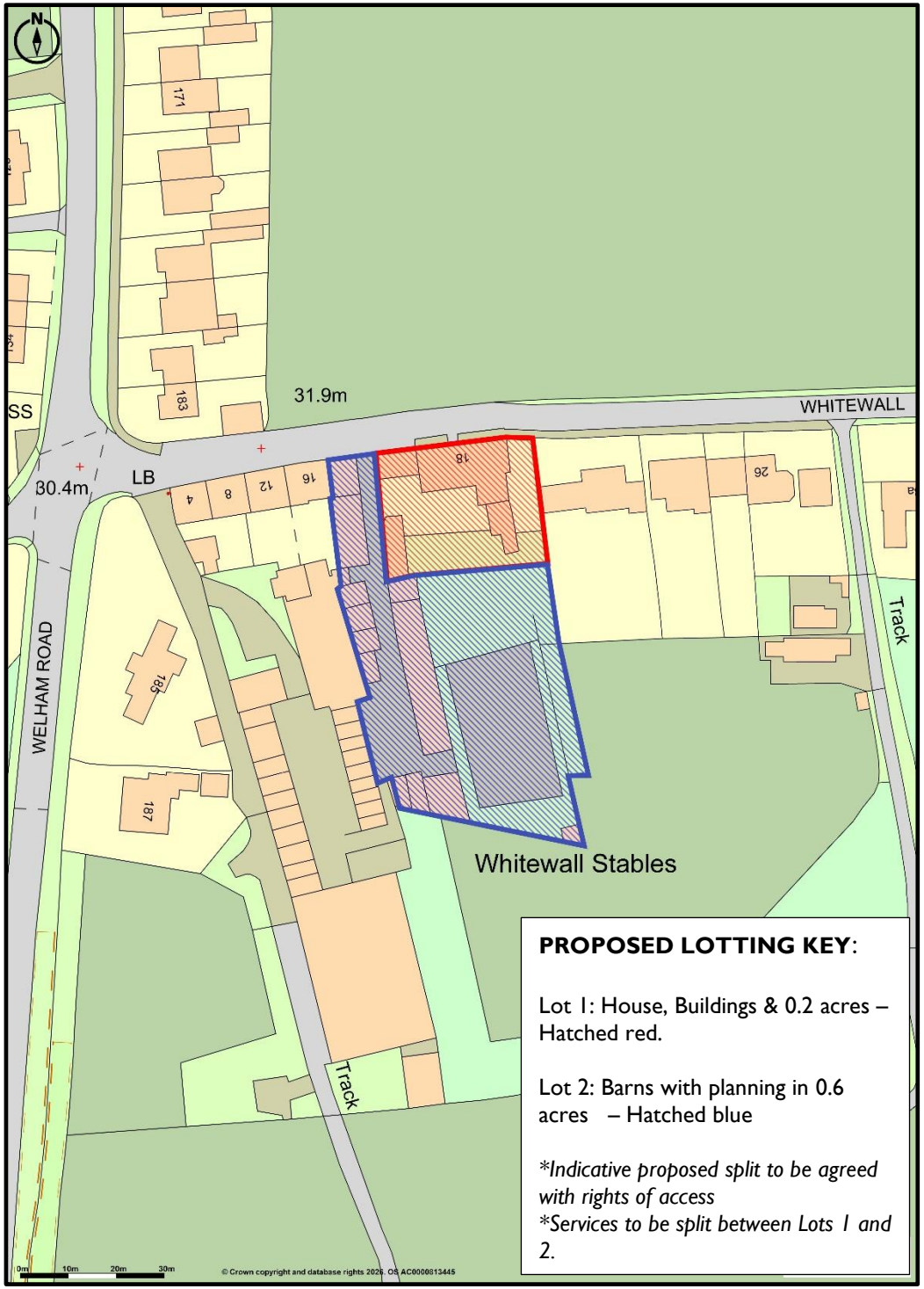


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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NORTON-ON-DERWENT
Whitewall Corner
Whitewall Stables
Promap
LANDMARK INFORMATION


31.9m
WHITEWALL
30.4m
LB
WELHAM ROAD
Track
Track
Whitewall Stables
PROPOSED LOTTING KEY:
Lot 1: House, Buildings & 0.2 acres – Hatched red.
Lot 2: Barns with planning in 0.6 acres – Hatched blue
*Indicative proposed split to be agreed with rights of access
*Services to be split between Lots 1 and 2.